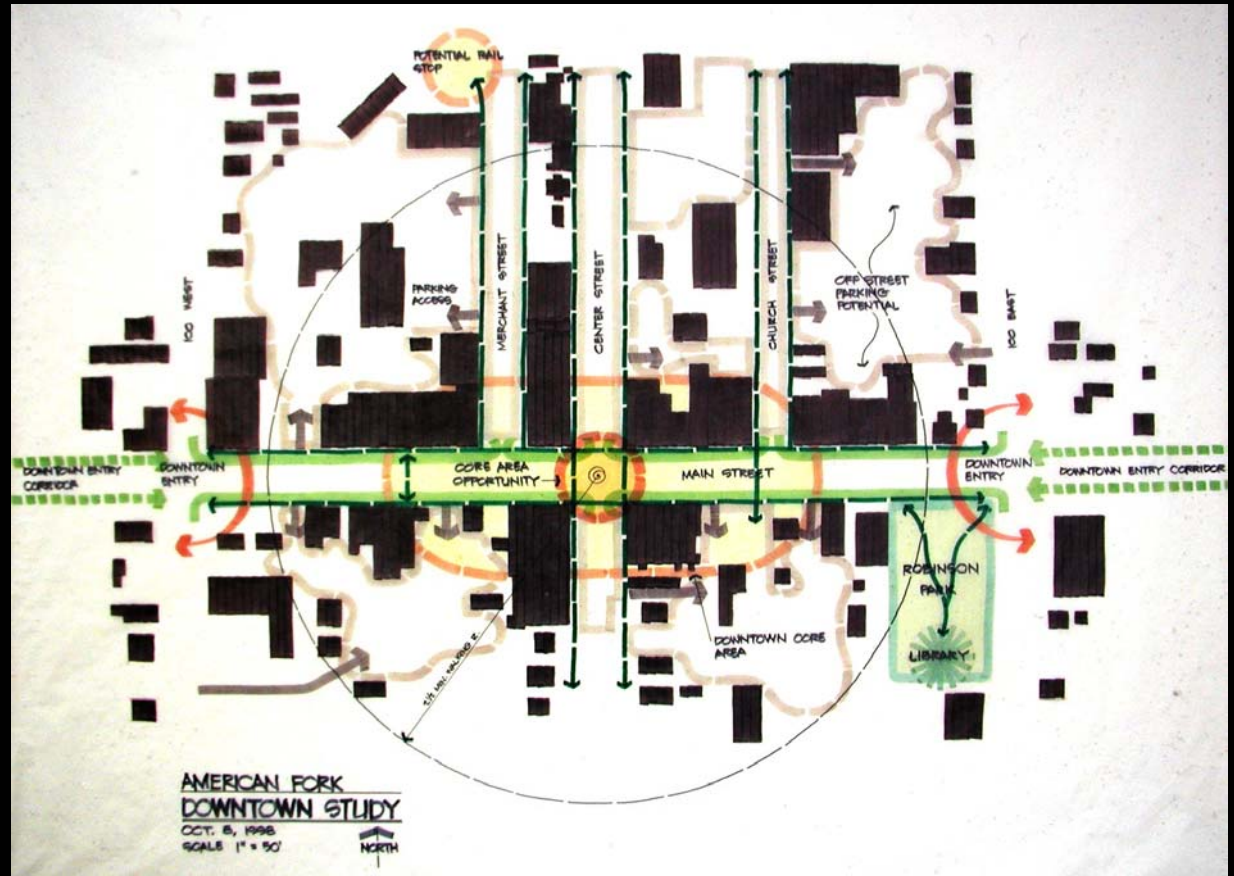


Downtown American Fork

Workshop
January
2002



Workshop Objectives

- Brief coverage of where we have been
- Discuss the concepts
- Develop consensus, alternative concepts or new directions
- Determine the next step. Final plans or New alternatives?

Downtown Issues

- Traffic
 - Too many trucks driving too fast
 - Dangerous to park on Main Street
 - Street is hard for pedestrians to cross
- Street Trees
 - Should there be any? A few? A lot? Where?
 - Maintenance - Maintenance, Maintenance
- Street Lighting
 - For pedestrian areas - For traffic ways
- Furniture
 - What kind, how much, where?
- Median
 - Can a landscaped median work? With UDOT?
- Money
 - How do we pay for all this stuff?
- Parking
 - How much is needed & can we make it work?
- The Civic Center Mall
 - How can it be a catalyst for new growth & activity?
- New Uses - In-Fill - Redevelopment

Example of a Main Street Redevelopment

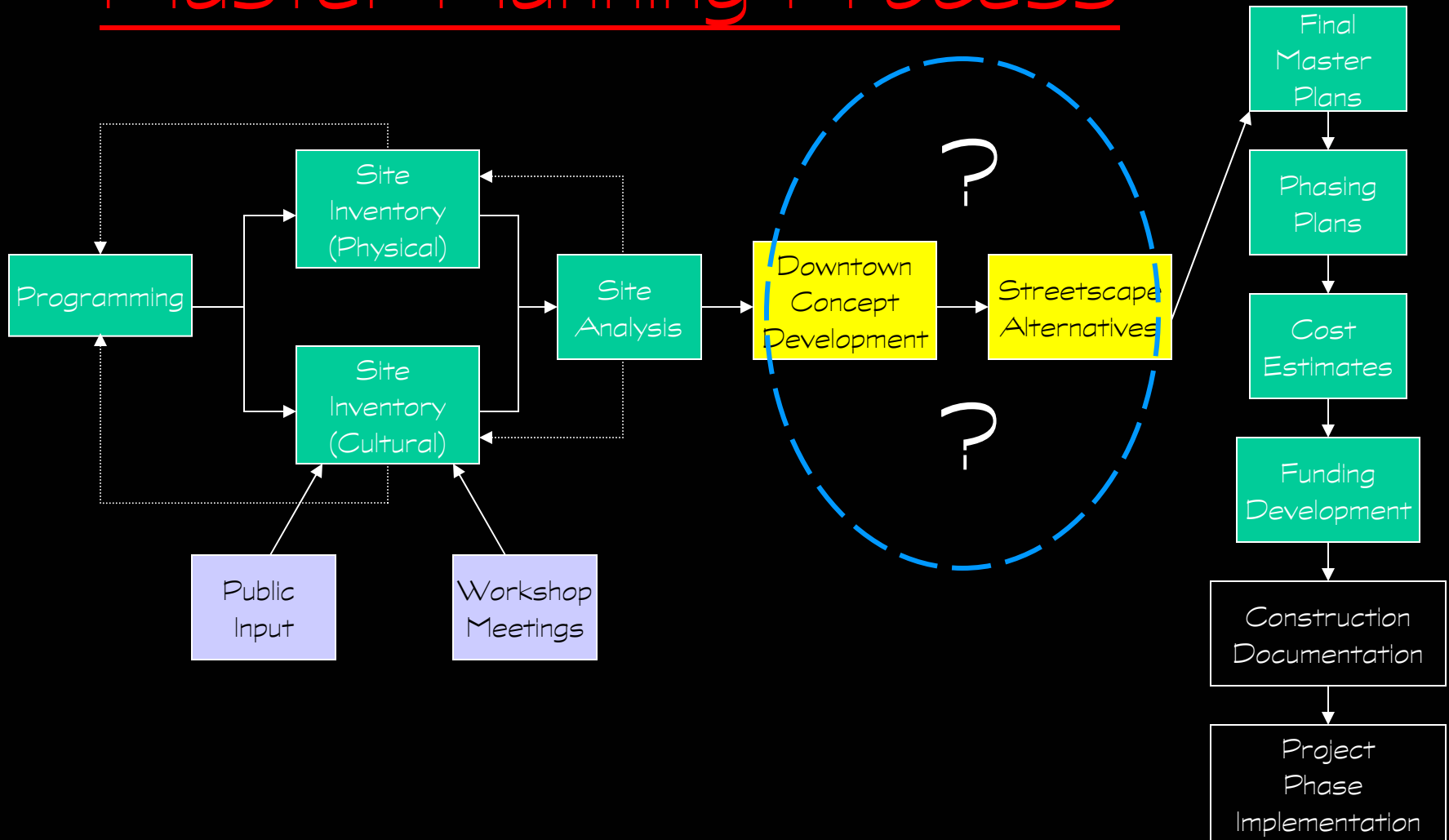


ORIGINAL STREETScape



REDEVELOPED
STREETSCAPE

Master Planning Process



**AMERICAN FORK
DOWNTOWN STUDY**

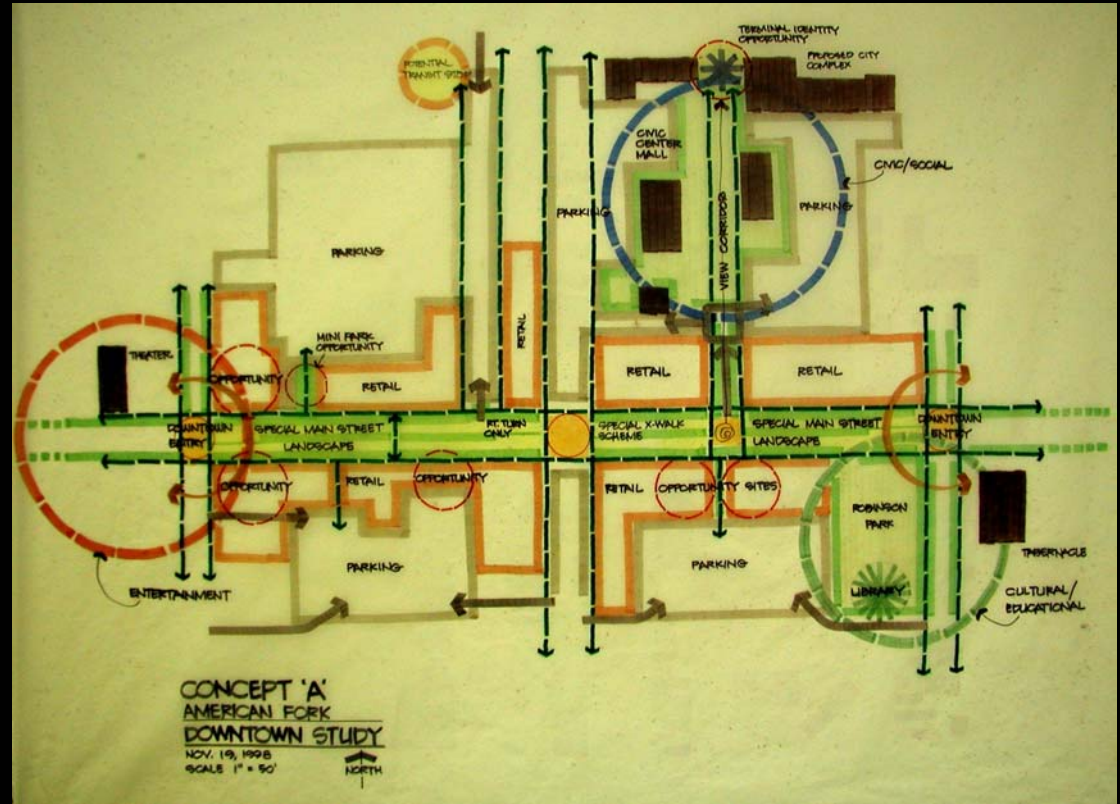
OCT. 8, 1998
SCALE 1" = 50'

Map Labels:

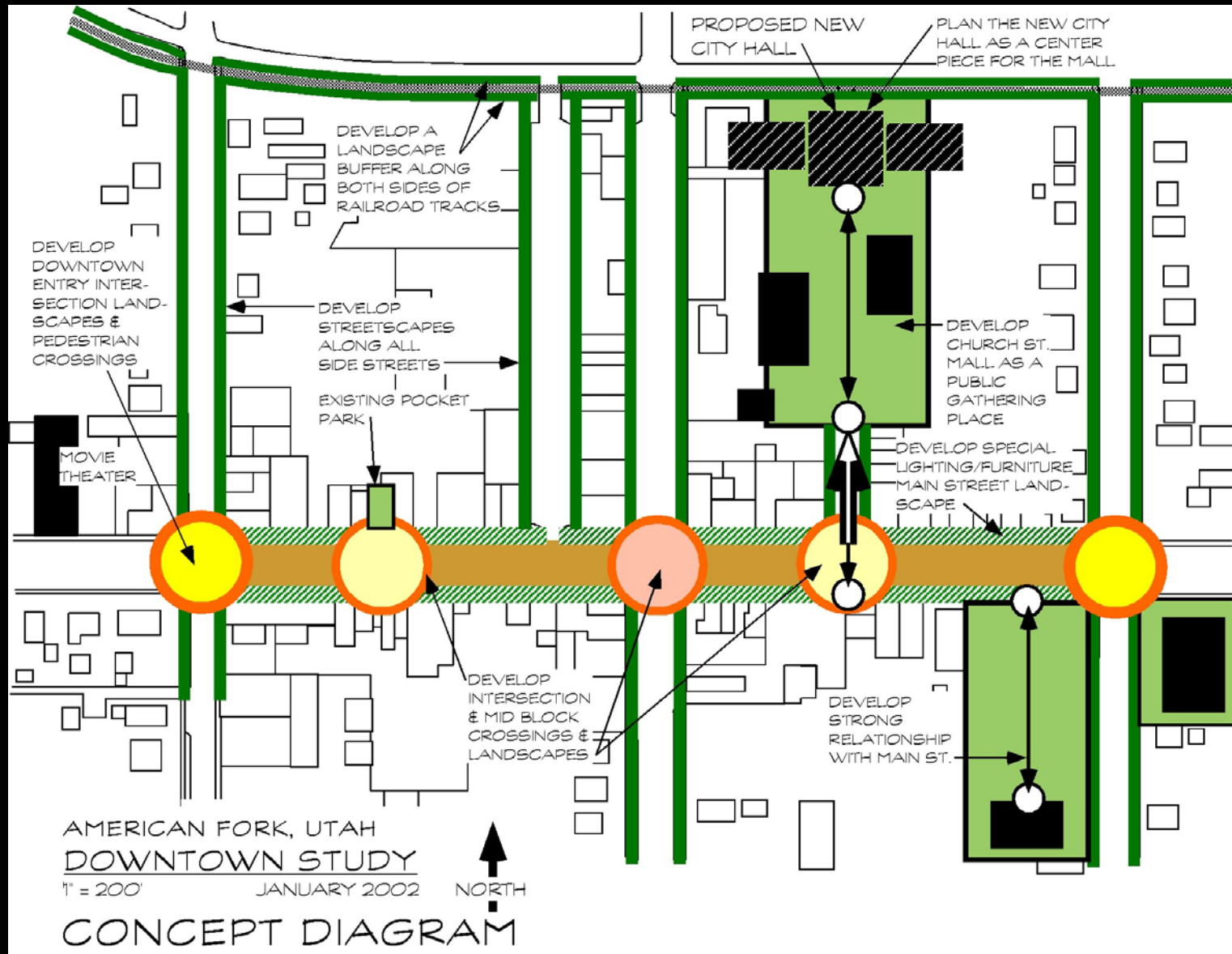
- POTENTIAL RAIL STOP
- 100 WEST
- PARKING ACCESS
- MERCHANT STREET
- CENTER STREET
- CHURCH STREET
- OFF STREET PARKING POTENTIAL
- 100 EAST
- DOWNTOWN ENTRY CORRIDOR
- DOWNTOWN ENTRY
- CORE AREA OPPORTUNITY
- MAIN STREET
- DOWNTOWN CORE AREA
- ROBINSON PARK
- LIBRARY
- 2 1/2 MILE WALKING R.
- NORTH

Conceptual Development Plan - 1998

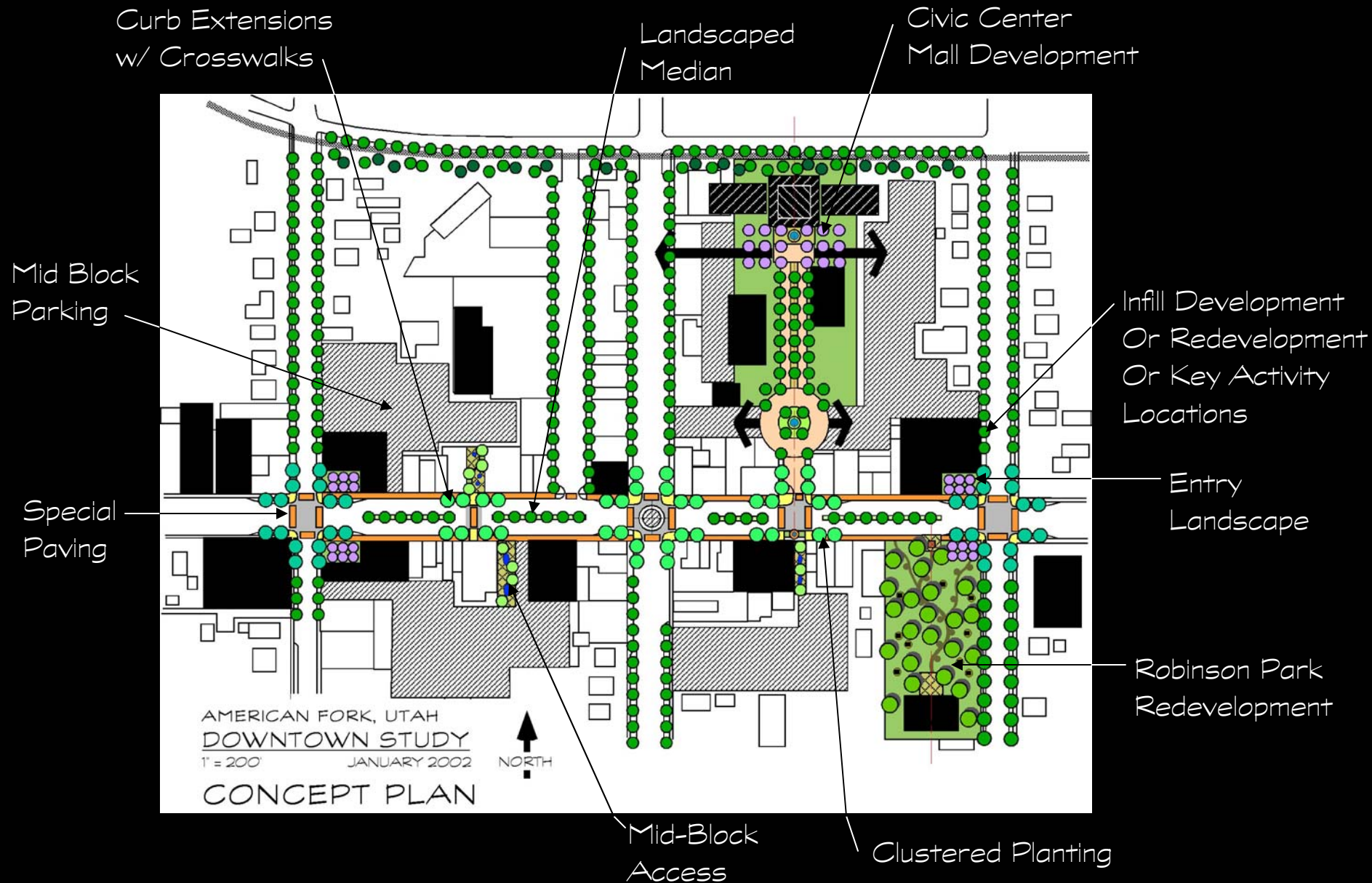
- Main Street Landscape
- Side Street Landscapes
- Three “Key” Development Areas
 - Robinson Park/Library
 - Civic Center Mall Area
 - Movie Theater Area
- Mid-block Parking & Mid Block Pedestrian Crossings
- Infill Development
- Heavy Rail Stop



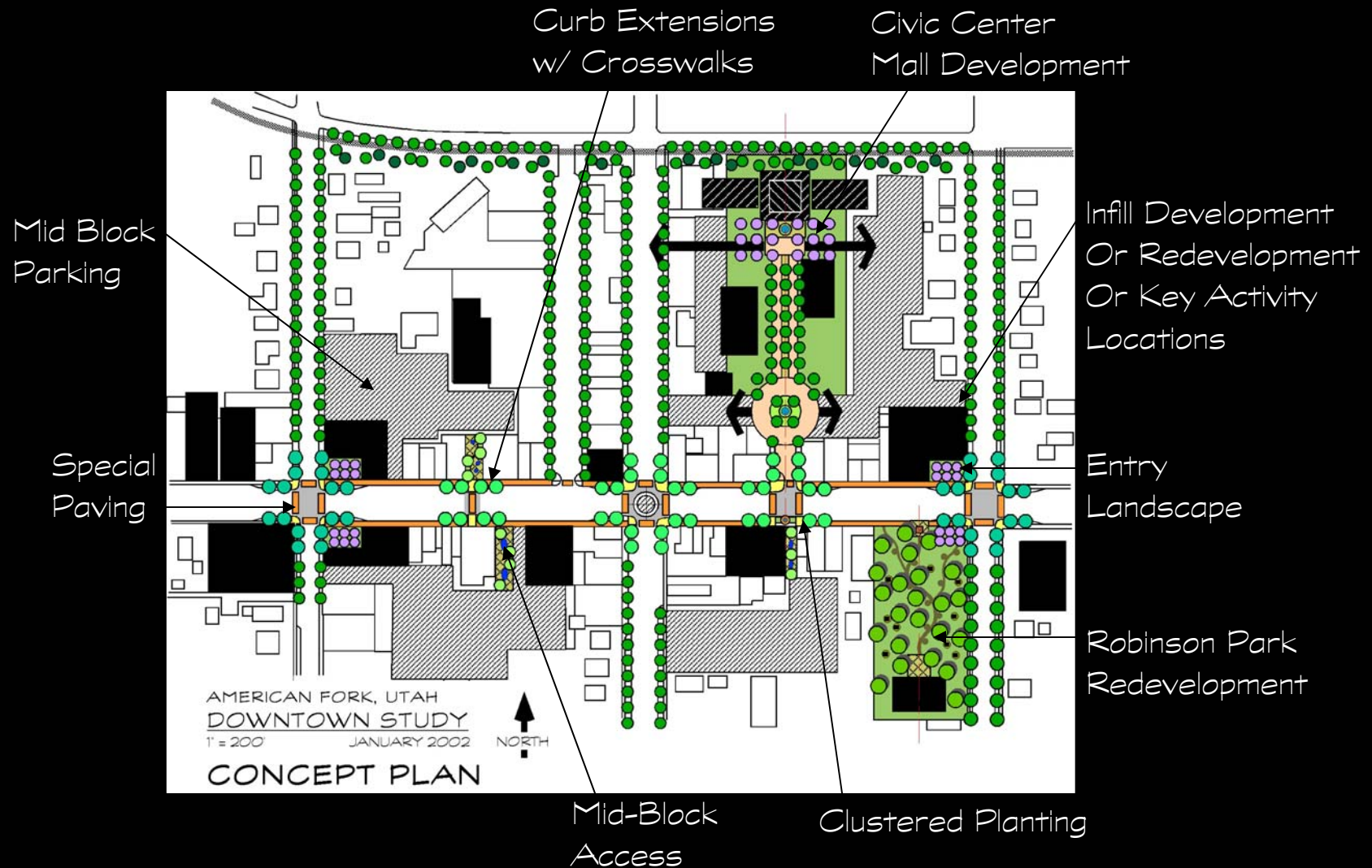
Concept Diagram - 2002



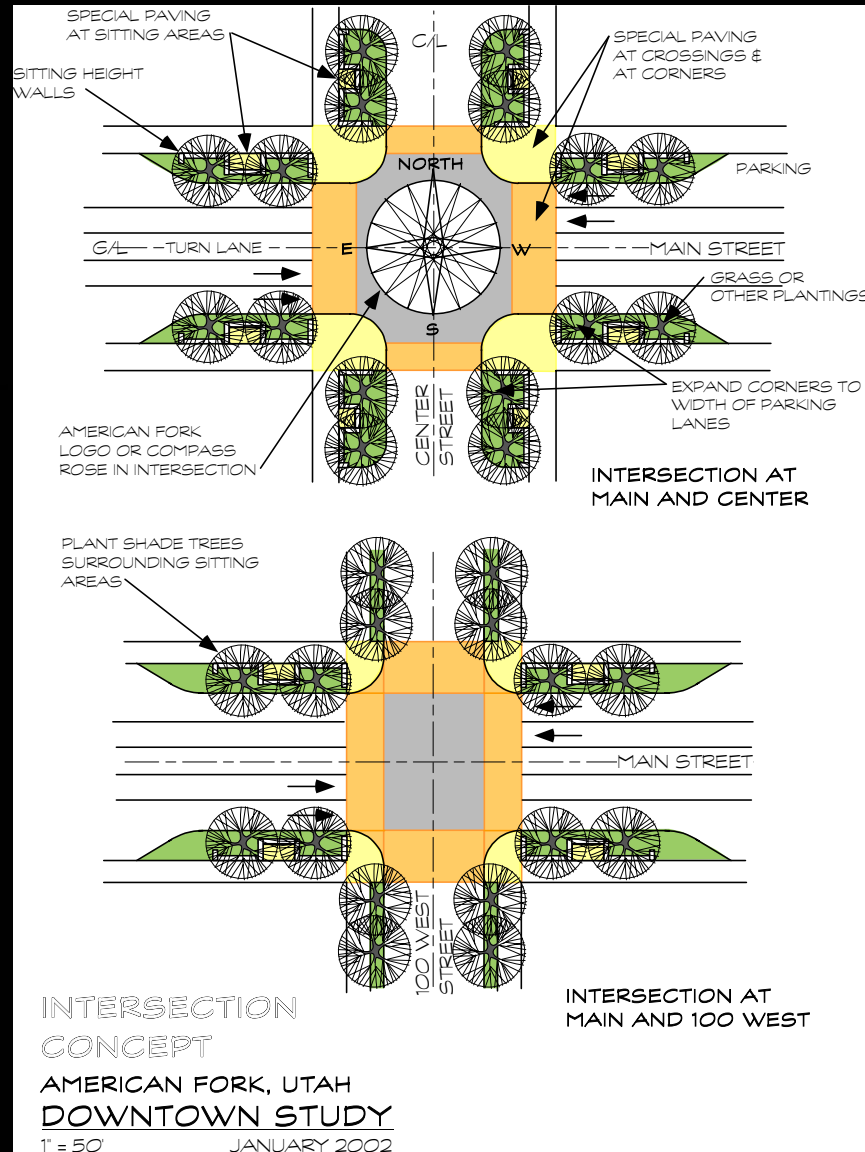
Concept Development Plan - 2002



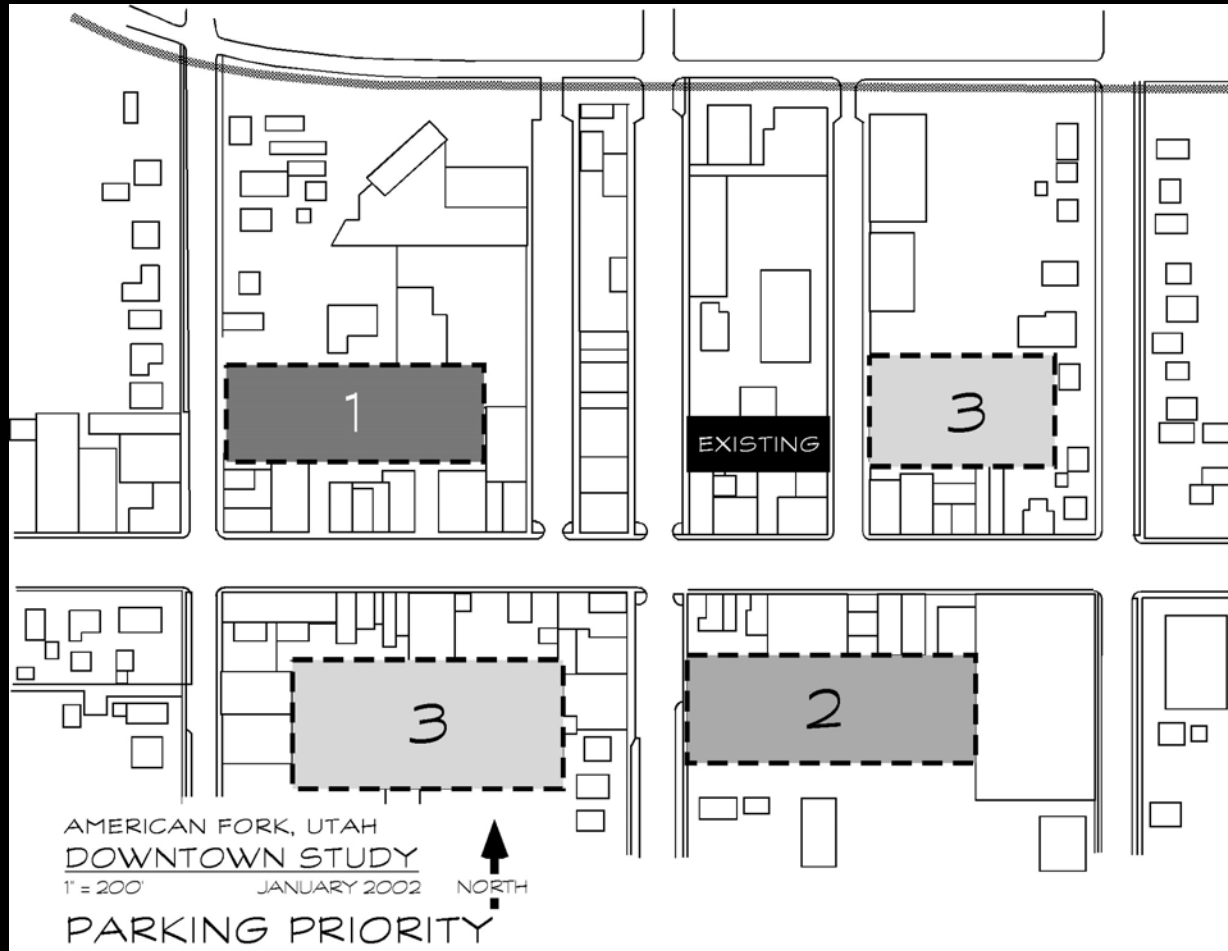
Concept Development Plan - 2002 w/o Medians



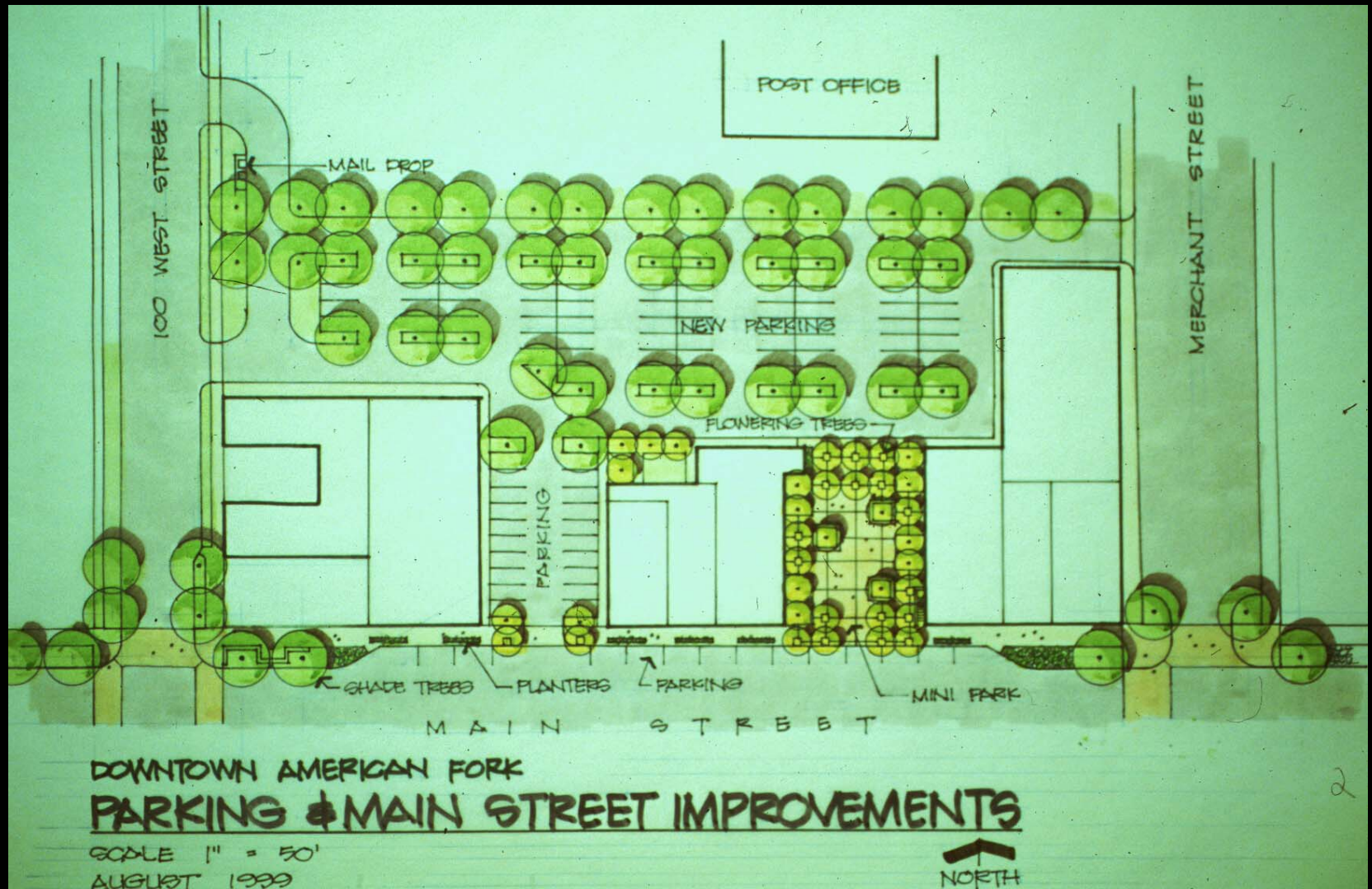
Intersection Concepts



Parking Priority



Downtown Parking Concept



New Development & Redevelopment



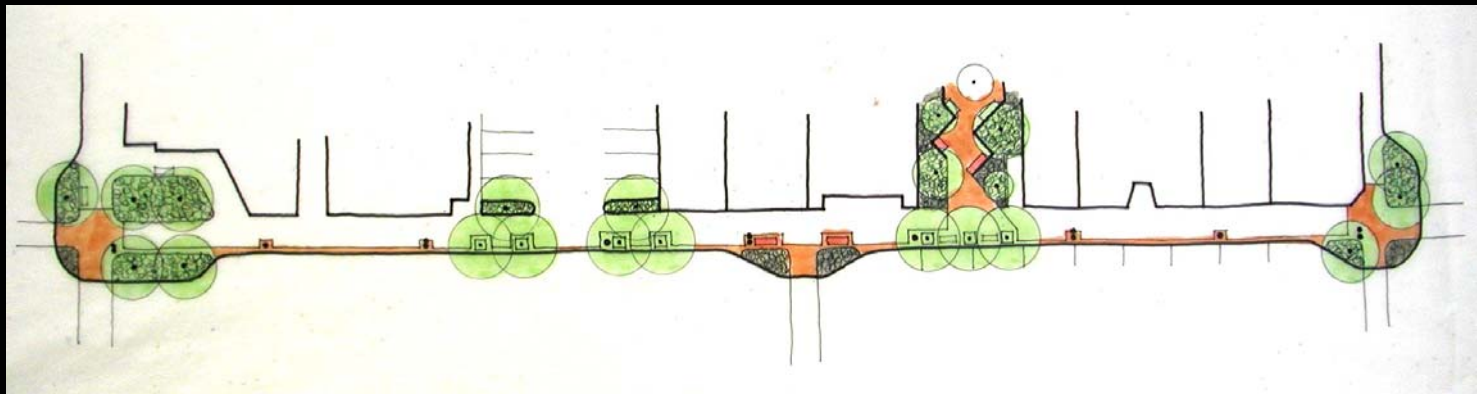
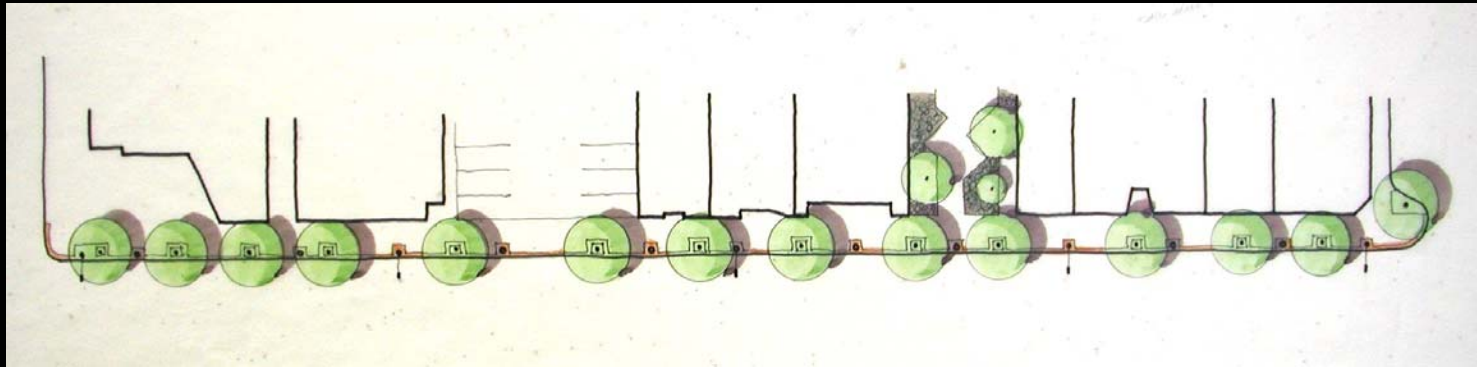
New Development
& Redevelopment
To Add to East
Anchor

New Civic Complex
& Redevelopment of
School & Dance Hall

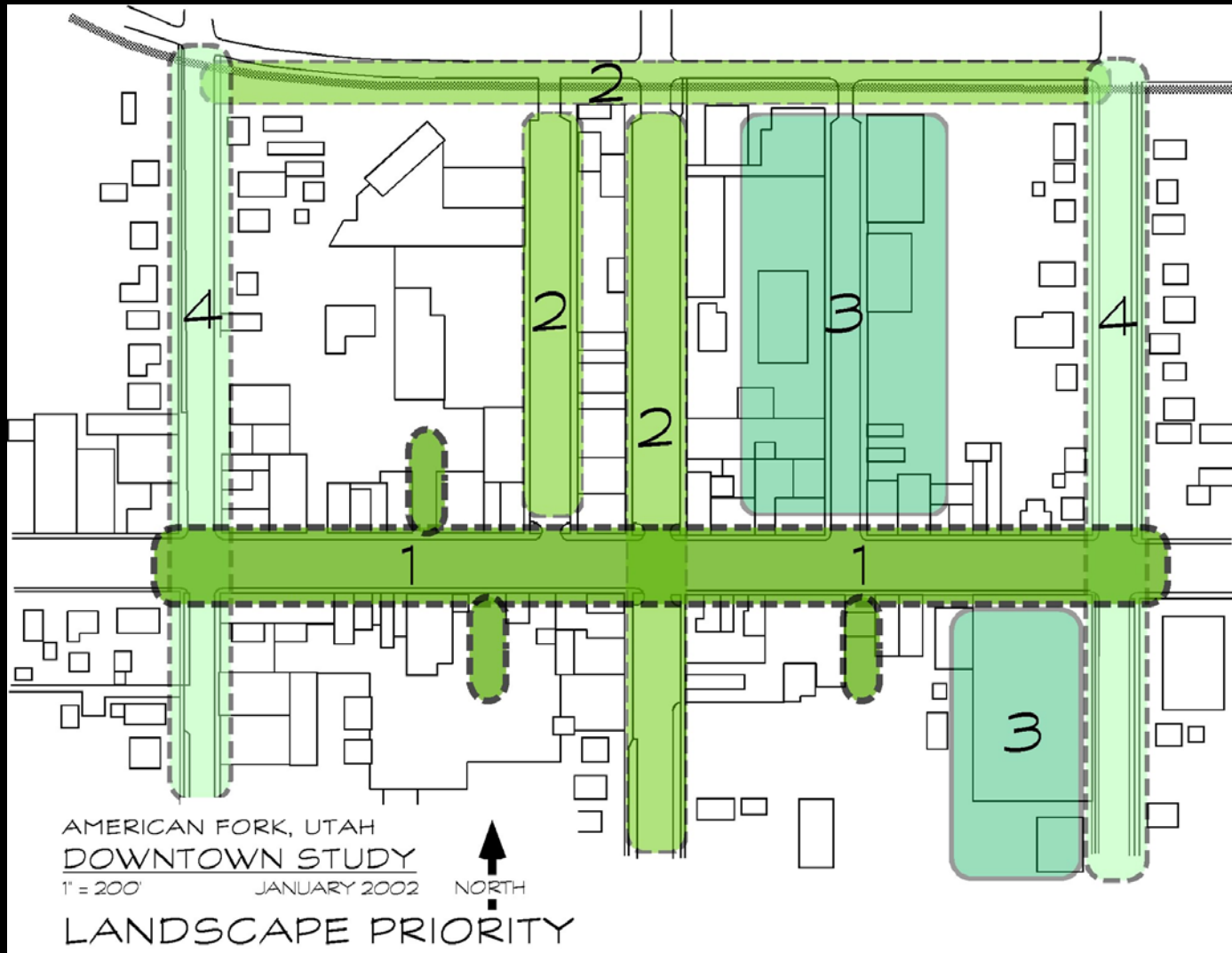
New Development
To Add to West
Anchor

Infill Projects

Streetscape Concept Studies



Streetscape Development Priority



Street Tree Examples



Streetscape with a Median



Streetscapes

Creation of pedestrian space
& separation from traffic

Maintenance



No tree
grates

Shadow
patterns



Lighting
& trees

Street Tree Examples



Trees, paving and furniture make a
Quality statement about this downtown

Street Elements



Statements about
place





Existing Conditions



Proposed Changes

BACKYARDS

- Treat backyards with equal care as the front
- Provide landscaping
- Patios, decks, terraces, walks, lighting, signage

Backyard Improvement Examples



Rear access



Mid-Block Alley



Parking



Rear patio

Taking the next step - Revamp or Final Plan?

- What are the pros/cons of the concepts discussed?
- How could the plan be improved & implemented?
- What additions/adjustments do we need to make?
- What new information is needed?

A New Image Can Be Accomplished



Downtown
American Fork